

NOTICE TO BUYER AND SELLER READ THIS NOTICE BEFORE SIGNING THE CONTRACT

The Law requires real estate brokers to give you the following information before you sign this contract. It requires us to tell you that you must read all of it before you sign. The purpose is to help you in this purchase or sale.

- 1) As a real estate broker, I represent: ☐ the seller, not the buyer; ☒ the buyer, not the seller;
☐ both the seller and the buyer; ☐ neither the seller nor the buyer.

The title company does not represent either the seller or the buyer.

2) You will not get any legal advice unless you have your own lawyer. Neither I nor anyone from the title company can give legal advice to either the buyer or the seller. If you do not hire a lawyer, no one will represent you in legal matters now or at the closing. Neither I nor the title company will represent you in those matters.

3) The contract is the most important part of the transaction. It determines your rights, risks, and obligations. Signing the contract is a big step. A lawyer would review the contract, help you to understand it, and to negotiate its terms.

4) The contract becomes final and binding unless your lawyer cancels it within the following three business days. If you do not have a lawyer, you cannot change or cancel the contract unless the other party agrees. Neither can the real estate broker nor the title insurance company change the contract.

5) Another important service of a lawyer is to order a survey, title report, or other important reports. The lawyer will review them and help to resolve any questions that may arise about the ownership and condition of the property. These reports and survey can cost you a lot of money. A lawyer will also prepare the documents needed to close title and represent you at the closing.

6) A buyer without a lawyer runs special risks. Only a lawyer can advise a buyer about what to do if problems arise concerning the purchase of this property. The problems may be about the seller's title, the size and shape of the property, or other matters that may affect the value of the property. If either the broker or the title company knows about the problems, they should tell you. But they may not recognize the problem, see it from your point of view, or know what to do. Ordinarily, the broker and the title company have an interest in seeing that the sale is completed, because only then do they usually receive their commissions. So, their interests may differ from yours.

7) Whether you retain a lawyer is up to you. It is your decision. The purpose of this notice is to make sure that you have the information needed to make your decision.

Authentisign
 Chad Didomenico
 SELLER
 9/14/2021 1:40:38 AM GMT

 DATE

DocuSigned by:
 [Signature]
 BUYER
 40B60098519948F...
 9/14/2021 | 10:46 AM EDT

 DATE

SELLER

 DATE

DocuSigned by:
 Lakesha White
 BUYER
 08F630F9BEBA451...
 9/14/2021 | 9:32 AM CDT

 DATE

SELLER

 DATE

BUYER

 DATE

SELLER

 DATE

BUYER

 DATE

[Signature]
 Listing Broker

DocuSigned by:
 Lisa Luster
 Selling Broker
 C0BFA1550F7F...

Prepared by: Lisa A. Luster

 Name of Real Estate Licensee

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STATEWIDE NEW JERSEY REALTORS® STANDARD FORM OF REAL ESTATE SALES CONTRACT

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THIS FORM MAY BE USED ONLY IN THE SALE OF A ONE TO FOUR-FAMILY RESIDENTIAL PROPERTY OR VACANT ONE-FAMILY LOTS. THIS FORM IS SUITABLE FOR USE ONLY WHERE THE SELLER HAS PREVIOUSLY EXECUTED A WRITTEN LISTING AGREEMENT.

THIS IS A LEGALLY BINDING CONTRACT THAT WILL BECOME FINAL WITHIN THREE BUSINESS DAYS. DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND CANCEL THE CONTRACT. SEE SECTION ON ATTORNEY REVIEW FOR DETAILS.

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1. PARTIES AND PROPERTY DESCRIPTION:

Isaiah White ("Buyer"), Lakesha White ("Buyer"),
("Buyer"), ("Buyer"),

whose address is/are 4 Du Mont Dr. Millville, NJ 08332

AGREES TO PURCHASE FROM

Chad J. Didomenico ("Seller"), ("Seller"),
("Seller"), ("Seller"),

whose address is/are 970 Venenzia Ave. Vineland, NJ 08361

THROUGH THE BROKER(S) NAMED IN THIS CONTRACT AT THE PRICE AND TERMS STATED BELOW, THE FOLLOWING PROPERTY:

Property Address: 970 Venezia Ave. Vineland, NJ 08361

shown on the municipal tax map of Vineland County Cumberland

as Block 4505 Lot 73 (the "Property"). Qualifier (if the Property is a condominium).

THE WORDS "BUYER" AND "SELLER" INCLUDE ALL BUYERS AND SELLERS LISTED ABOVE.

2. PURCHASE PRICE:

TOTAL PURCHASE PRICE	\$ 395,900.00
INITIAL DEPOSIT	\$ 5,000.00
ADDITIONAL DEPOSIT	\$
MORTGAGE	\$ 356,362.00
BALANCE OF PURCHASE PRICE	\$ 34,538.00

Buyer's Initials: [Signature]

Seller's Initials: [Signature]



3. MANNER OF PAYMENT:

(A) INITIAL DEPOSIT to be paid by Buyer to ☐ Listing Broker ☐ Participating Broker ☐ Buyer's Attorney ☒ Title Company
☐ Other _____, on or before 11/17/21 (date) (if left blank, then within five (5) business days after the fully signed Contract has been delivered to both Buyer and the Seller).

(B) ADDITIONAL DEPOSIT to be paid by Buyer to the party who will be responsible for holding the escrow who is identified below on or before _____ (date) (if left blank, then within ten (10) calendar days after the fully signed Contract has been delivered to both the Buyer and the Seller).

(C) ESCROW: All initial and additional deposit monies paid by Buyer shall be held in escrow in the NON-INTEREST BEARING TRUST ACCOUNT of Dream Home Abstract CC, ("Escrowee"), until the Closing, at which time all monies shall be paid over to Seller. The deposit monies shall not be paid over to Seller prior to the Closing, unless otherwise agreed in writing by both Buyer and Seller. If Buyer and Seller cannot agree on the disbursement of these escrow monies, the Escrowee may place the deposit monies in Court requesting the Court to resolve the dispute.

(D) IF PERFORMANCE BY BUYER IS CONTINGENT UPON OBTAINING A MORTGAGE:

If payment of the purchase price requires a mortgage loan other than by Seller or other than assumption of Seller's mortgage, Buyer shall apply for the loan through any lending institution of Buyer's choice in writing on lender's standard form within ten (10) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms of this Contract, and use best efforts to obtain it. Buyer shall supply all necessary information and fees required by the proposed lender and shall authorize the lender to communicate with the real estate brokers(s) and involved attorney(s). Buyer shall obtain a written commitment from the lending institution to make a loan on the property under the following terms:

Principal Amount \$ 356,362.00 Type of Mortgage: ☐ VA ☒ FHA ☐ Section 203(k) ☐ Conventional ☐ Other _____
 Term of Mortgage: 30 years, with monthly payments based on a 30 year payment schedule.

The written mortgage commitment must be delivered to Seller's agent, who is the Listing Broker identified in Section 30, and Seller's attorney, if applicable, no later than 10/15/21 (date) (if left blank, then within thirty (30) calendar days after the attorney-review period is completed, or if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within thirty (30) calendar days after the parties agree to the terms of this Contract). Thereafter, if Buyer has not obtained the commitment, then either Buyer or Seller may void this Contract by written notice to the other party and Broker(s) within ten (10) calendar days of the commitment date or any extension of the commitment date, whichever is later. If this Contract is voided, the deposit monies paid by Buyer shall be returned to Buyer notwithstanding any other provision in this Contract, provided, however, if Seller alleges in writing to Escrowee within said ten (10) calendar days of the commitment date or any extension of the commitment date, whichever is later, that the failure to obtain the mortgage commitment is the result of Buyer's bad faith, negligence, intentional conduct or failure to diligently pursue the mortgage application, then Escrowee shall not return the deposit monies to Buyer without the written authorization of Seller. If Buyer has applied for Section 203(k) financing this Contract is contingent upon mortgage approval and the Buyer's acceptance of additional required repairs as determined by the lender.

(E) BALANCE OF PURCHASE PRICE: The balance of the purchase price shall be paid by Buyer in cash, or by certified, cashier's check or trust account check.

Payment of the balance of the purchase price by Buyer shall be made at the closing, which will take place on 11/17/21 (date) at the office of Buyer's closing agent or such other place as Seller and Buyer may agree ("the Closing").

4. SUFFICIENT ASSETS:

Buyer represents that Buyer has or will have as of the Closing, all necessary cash assets, together with the mortgage loan proceeds, to complete the Closing. Should Buyer not have sufficient cash assets at the Closing, Buyer will be in breach of this Contract and Seller shall be entitled to any remedies as provided by law.

5. ACCURATE DISCLOSURE OF SELLING PRICE:

Buyer and Seller certify that this Contract accurately reflects the gross sale price as indicated in Section 2 of this Contract. Buyer and Seller understand and agree that this information shall be disclosed to the Internal Revenue Service and other governmental agencies as required by law.

6. ITEMS INCLUDED IN SALE:

The Property includes all fixtures permanently attached to the building(s), and all shrubbery, plantings and fencing, gas and electric fixtures, cooking ranges and ovens, hot water heaters, flooring, screens, storm sashes, shades, blinds, awnings, radiator covers, heating apparatus and sump pumps, if any, except where owned by tenants, are included in this sale. All of the appliances shall be in working

Buyer's Initials: DS

Seller's Initials: CD

order as of the Closing. Seller does not guarantee the condition of the appliances after the Deed and affidavit of title have been delivered to Buyer at the Closing. The following items are also specifically included (If reference is made to the MLS Sheet and/or any other document, then the document(s) referenced should be attached.):
refrigerator, stove, microwave, dish washer, washer, dryer "all non-realty items with no value given"

7. ITEMS EXCLUDED FROM SALE: (If reference is made to the MLS Sheet and/or any other document, then the document(s) referenced should be attached.):
all personal items

8. DATES AND TIMES FOR PERFORMANCE:

Seller and Buyer agree that all dates and times included in this Contract are of the essence. This means that Seller and Buyer must satisfy the terms of this Contract within the time limits that are set in this Contract or will be in default, except as otherwise provided in this Contract or required by applicable law, including but not limited to if the Closing has to be delayed either because a lender does not timely provide documents through no fault of Buyer or Seller or for three (3) business days because of the change of terms as required by the Consumer Financial Protection Bureau.

If Seller requests that any addendum or other document be signed in connection with this Contract, "final execution date," "acknowledgement date," or similar language contained in such document that sets the time period for completion of any condition or contingencies, including but not limited to inspections and financing, shall mean that the time will begin to run after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then from the date the parties agree to the terms of this Contract.

9. CERTIFICATE OF OCCUPANCY AND ZONING COMPLIANCE:

Seller makes no representations concerning existing zoning ordinances, except that Seller's use of the Property is not presently in violation of any zoning ordinances.

Some municipalities may require a Certificate of Occupancy or Housing Code Letter to be issued. If any is required for this Property, Seller shall obtain it at Seller's expense and provide to Buyer prior to Closing and shall be responsible to make and pay for any repairs required in order to obtain the Certificate or Letter. However, if this expense exceeds \$ 250.00 (if left blank, then 1.5% of the purchase price) to Seller, then Seller may terminate this Contract and refund to Buyer all deposit monies plus Buyer's reasonable expenses, if any, in connection with this transaction unless Buyer elects to make repairs in excess of said amount at Buyer's expense, in which event Seller shall not have the right to terminate this Contract. In addition, Seller shall comply with all New Jersey laws, and local ordinances, including but not limited to smoke detectors, carbon monoxide detectors, fire extinguishers and indoor sprinklers, the cost of which shall be paid by Seller and not be considered as a repair cost.

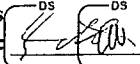
10. MUNICIPAL ASSESSMENTS: (Seller represents that Seller ☐ has ☒ has not been notified of any such municipal assessments as explained in this Section.)


Title shall be free and clear of all assessments for municipal improvements, including but not limited to municipal liens, as well as assessments and liabilities for future assessments for improvements constructed and completed. All confirmed assessments and all unconfirmed assessments that have been or may be imposed by the municipality for improvements that have been completed as of the Closing are to be paid in full by Seller or credited to Buyer at the Closing. A confirmed assessment is a lien against the Property. An unconfirmed assessment is a potential lien that, when approved by the appropriate governmental entity, will become a legal claim against the Property.

11. QUALITY AND INSURABILITY OF TITLE:

At the Closing, Seller shall deliver a duly executed Bargain and Sale Deed with Covenant as to Grantor's Acts or other Deed satisfactory to Buyer. Title to the Property will be free from all claims or rights of others, except as described in this Section and Section 12, of this Contract. The Deed shall contain the full legal description of the Property.

This sale will be subject to utility and other easements and restrictions of record, if any, and such state of facts as an accurate survey might disclose, provided such easement or restriction does not unreasonably limit the use of the Property. Generally, an easement is a right of a person other than the owner of property to use a portion of the property for a special purpose. A restriction is a recorded limitation on the manner in which a property owner may use the property. Buyer does not have to complete the purchase, however, if any easement, restriction or facts disclosed by an accurate survey would substantially interfere with the use of the Property for residential purposes. A violation of any restriction shall not be a reason for Buyer refusing to complete the Closing as long as the title company insures Buyer against loss at regular rates. The sale also will be made subject to applicable zoning ordinances, provided that the ordinances do not render title unmarketable.

Buyer's
Initials: 

Seller's
Initials: 

Title to the Property shall be good, marketable and insurable, at regular rates, by any title insurance company licensed to do business in New Jersey, subject only to the claims and rights described in this section and Section 12. Buyer agrees to order a title insurance commitment (title search) and survey, if required by Buyer's lender, title company or the municipality where the Property is located, and to furnish copies to Seller. If Seller's title contains any exceptions other than as set forth in this section, Buyer shall notify Seller and Seller shall have thirty (30) calendar days within which to eliminate those exceptions. Seller represents, to the best of Seller's knowledge, that there are no restrictions in any conveyance or plans of record that will prohibit use and/or occupancy of the Property as a single family residential dwelling. Seller represents that all buildings and other improvements on the Property are within its boundary lines and that no improvements on adjoining properties extend across boundary lines of the Property.

If Seller is unable to transfer the quality of title required and Buyer and Seller are unable to agree upon a reduction of the purchase price, Buyer shall have the option to either void this Contract, in which case the monies paid by Buyer toward the purchase price shall be returned to Buyer, together with the actual costs of the title search and the survey and the mortgage application fees in preparing for the Closing without further liability to Seller, or to proceed with the Closing without any reduction of the purchase price.

12. POSSESSION, OCCUPANCY AND TENANCIES:

(A) Possession and Occupancy.

Possession and occupancy will be given to Buyer at the Closing. Buyer shall be entitled to possession of the Property, and any rents or profits from the Property, immediately upon the delivery of the Deed and the Closing. Seller shall pay off any person with a claim or right affecting the Property from the proceeds of this sale at or before the Closing.

(B) Tenancies. ☐ Applicable ☒ Not Applicable

Occupancy will be subject to the tenancies listed below as of Closing. Seller represents that the tenancies are not in violation of any existing Municipal, County, State or Federal rules, regulations or laws. Seller agrees to transfer all security deposits to Buyer at the Closing and to provide to Brokers and Buyer a copy of all leases concerning the tenancies, if any, along with this Contract when it is signed by Seller. Seller represents that such leases can be assigned and that Seller will assign said leases, and Buyer agrees to accept title subject to these leases.

TENANT'S NAME	LOCATION	RENT	SECURITY DEPOSIT	TERM

13. LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARD: (This section is applicable only to all dwellings built prior to 1978.) ☐ Applicable ☒ Not Applicable

(A) Document Acknowledgement.

Buyer acknowledges receipt of the EPA pamphlet entitled "Protect Your Family From Lead In Your Home." Moreover, a copy of a document entitled "Disclosure of Information and Acknowledgement Lead-Based Paint and Lead-Based Paint Hazards" has been fully completed and signed by Buyer, Seller and Broker(s) and is appended to" and made a part of this Contract.

(B) Lead Warning Statement.

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

(C) Inspection.

The law requires that, unless Buyer and Seller agree to a longer or shorter period, Seller must allow Buyer a ten (10) day period within which to complete an inspection and/or risk assessment of the Property as set forth in the next paragraph. Buyer, however, has the right to waive this requirement in its entirety.

This Contract is contingent upon an inspection and/or risk assessment (the "Inspection") of the Property by a certified inspector/risk assessor for the presence of lead-based paint and/or lead-based paint hazards. The Inspection shall be ordered and obtained by Buyer at Buyer's expense within ten (10) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ten (10) days after the parties agree to the terms in this Contract ("Completion Date"). If the Inspection indicates that no lead-based paint or lead-based paint hazard is present at the Property, this contingency clause shall be deemed null and void. If the Inspection indicates that lead-based paint or lead-based paint hazard is present at the Property, this contingency clause will terminate at the time set forth above unless, within five (5) business days from the Completion Date, Buyer delivers a copy of the inspection and/or risk assessment report to Seller and Brokers and (1) advises Seller and Brokers, in writing that Buyer is voiding this Contract; or (2) delivers to Seller and Brokers a written amendment (the "Amendment")

Buyer's
Initials: [Signature]

Seller's
Initials: CD

to this Contract listing the specific existing deficiencies and corrections required by Buyer. The Amendment shall provide that Seller agrees to (a) correct the deficiencies; and (b) furnish Buyer with a certification from a certified inspector/risk assessor that the deficiencies have been corrected, before the Closing. Seller shall have _____ (if left blank, then 3) business days after receipt of the Amendment to sign and return it to Buyer or send a written counter-proposal to Buyer. If Seller does not sign and return the Amendment or fails to offer a counter-proposal, this Contract shall be null and void. If Seller offers a counter-proposal, Buyer shall have _____ (if left blank, then 3) business days after receipt of the counter-proposal to accept it. If Buyer fails to accept the counter-proposal within the time limit provided, this Contract shall be null and void.

14. POINT-OF-ENTRY TREATMENT ("POET") SYSTEMS: ☐ Applicable ☒ Not Applicable

A point-of-entry treatment ("POET") system is a type of water treatment system used to remove contaminants from the water entering a structure from a potable well, usually through a filtration process. Seller represents that a POET system has been installed to an existing well on the Property and the POET system was installed and/or maintained using funds received from the New Jersey Spill Compensation Fund Claims Program, N.J.S.A. 58:10-23.11, et seq. The Buyer understands that Buyer will not be eligible to receive any such funds for the continued maintenance of the POET system. Pursuant to N.J.A.C. 7:1J-2.5(c), Seller agrees to notify the Department of Environmental Protection within thirty (30) calendar days of executing this Contract that the Property is to be sold.

15. CESSPOOL REQUIREMENTS: ☐ Applicable ☒ Not Applicable

(This section is applicable if the Property has a cesspool, except in certain limited circumstances set forth in N.J.A.C. 7:9A-3.16.) Pursuant to New Jersey's Standards for Individual Subsurface Sewage Disposal Systems, N.J.A.C. 7:9A (the "Standards"), if this Contract is for the sale of real property at which any cesspool, privy, outhouse, latrine or pit toilet (collectively "Cesspool") is located, the Cesspool must be abandoned and replaced with an individual subsurface sewage disposal system at or before the time of the real property transfer, except in limited circumstances.

(A) Seller represents to Buyer that ☒ no Cesspool is located at or on the Property, or ☐ one or more Cesspools are located at or on the Property. [If there are one or more Cesspools, then also check EITHER Box 1 or 2 below.]

1. ☐ Seller agrees that, prior to the Closing and at its sole cost and expense, Seller shall abandon and replace any and all Cesspools located at or on the Property and replace such Cesspools with an individual subsurface sewage disposal system ("System") meeting all the requirements of the Standards. At or prior to the Closing, Seller shall deliver to Buyer a certificate of compliance ("Certificate of Compliance") issued by the administrative authority ("Administrative Authority") (as those terms are defined in N.J.A.C. 7:9A-2.1) with respect to the System. Notwithstanding the foregoing, if the Administrative Authority determines that a fully compliant system cannot be installed at the Property, then Seller shall notify Buyer in writing within three (3) business days of its receipt of the Administrative Authority's determination of its intent to install either a nonconforming System or a permanent holding tank, as determined by the Administrative Authority ("Alternate System"), and Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days of receipt of the notice from Seller. If Buyer fails to timely void this Contract, Buyer shall have waived its right to cancel this Contract under this paragraph, and Seller shall install the Alternate System and, at or prior to the Closing, deliver to Buyer such Certificate of Compliance or other evidence of approval of the Alternate System as may be issued by the Administrative Authority. The delivery of said Certificate of Compliance or other evidence of approval shall be a condition precedent to the Closing; or

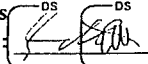
2. ☐ Buyer agrees that, at its sole cost and expense, Buyer shall take all actions necessary to abandon and replace any and all Cesspools located at or on the Property and replace such Cesspools with a System meeting all the requirements of the Standards or an Alternate System. Buyer shall indemnify and hold Seller harmless for any and all costs, damages, claims, fines, penalties and assessments (including but not limited to reasonable attorneys' and experts' fees) arising from Buyer's violation of this paragraph. This paragraph shall survive the Closing.


(B) If prior to the Closing, either Buyer or Seller becomes aware of any Cesspool at or on the Property that was not disclosed by Seller at or prior to execution of this Contract, the party with knowledge of the newly identified Cesspool shall promptly, but in no event later than three (3) business days after receipt of such knowledge, advise the other party of the newly identified Cesspool in writing. In such event, the parties in good faith shall agree, no later than seven (7) business days after sending or receiving the written notice of the newly identified Cesspool, or the day preceding the scheduled Closing, whichever is sooner, to proceed pursuant to subsection (A) 1 or 2 above or such other agreement as satisfies the Standards, or either party may terminate this Contract.

16. INSPECTION CONTINGENCY CLAUSE:

(A) Responsibilities of Home Ownership.

Buyer and Seller acknowledge and agree that, because the purchase of a home is one of the most significant investments a person can make in a lifetime, all aspects of this transaction require considerable analysis and investigation by Buyer before closing title to the Property. While Brokers and salespersons who are involved in this transaction are trained as licensees under the New Jersey Licensing Act they readily acknowledge that they have had no special training or experience with respect to the complexities pertaining to the multitude of structural, topographical and environmental components of this Property. For example, and not by way of limitation, Brokers and salespersons have no special training, knowledge or experience with regard to discovering and/or evaluating physical defects, including

Buyer's
Initials: 

Seller's
Initials: 

structural defects, roof, basement, mechanical equipment, such as heating, air conditioning, and electrical systems, sewage, plumbing, exterior drainage, termite, and other types of insect infestation or damage caused by such infestation. Moreover, Brokers and salespersons similarly have no special training, knowledge or experience with regard to evaluation of possible environmental conditions which might affect the Property pertaining to the dwelling, such as the existence of radon gas, formaldehyde gas, airborne asbestos fibers, toxic chemicals, underground storage tanks, lead, mold or other pollutants in the soil, air or water.

(B) Radon Testing, Reports and Mitigation.

(Radon is a radioactive gas which results from the natural breakdown of uranium in soil, rock and water. It has been found in homes all over the United States and is a carcinogen. For more information on radon, go to www.epa.gov/radon/pubs/citguide.html and www.nj.gov/dep/rpp/radon or call the NJ Radon Hot Line at 800-648-0394 or 609-984- 5425.)

If the Property has been tested for radon prior to the date of this Contract, Seller agrees to provide to Buyer, at the time of the execution of this Contract, a copy of the result of the radon test(s) and evidence of any subsequent radon mitigation or treatment of the Property. In any event, Buyer shall have the right to conduct a radon inspection/test as provided and subject to the conditions set forth in paragraph (D) below. If any test results furnished or obtained by Buyer indicate a concentration level of 4 picocuries per liter (4.0 pCi/L) or more in the subject dwelling, Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days of the receipt of any such report. For the purposes of this Section 16, Seller and Buyer agree that, in the event a radon gas concentration level in the subject dwelling is determined to be less than 4 picocuries per liter (4.0 pCi/L) without any remediation, such level of radon gas concentration shall be deemed to be an acceptable level ("Acceptable Level") for the purposes of this Contract. Under those circumstances, Seller shall be under no obligation to remediate, and this contingency clause as it relates to radon shall be deemed fully satisfied.

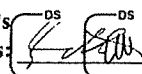
If Buyer's qualified inspector reports that the radon gas concentration level in the subject dwelling is four picocuries per liter (4.0 pCi/L) or more, Seller shall have a seven (7) business day period after receipt of such report to notify Buyer in writing that Seller agrees to remediate the gas concentration to an Acceptable Level (unless Buyer has voided this Contract as provided in the preceding paragraph). Upon such remediation, the contingency in this Contract which relates to radon shall be deemed fully satisfied. If Seller fails to notify Buyer of Seller's agreement to so remediate, such failure to so notify shall be deemed to be a refusal by Seller to remediate the radon level to an Acceptable Level, and Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) calendar days thereafter. If Buyer fails to void this Contract within the seven (7) day period, Buyer shall have waived Buyer's right to cancel this Contract and this Contract shall remain in full force and effect, and Seller shall be under no obligation to remediate the radon gas concentration. If Seller agrees to remediate the radon to an Acceptable Level, such remediation and associated testing shall be completed by Seller prior to the Closing.

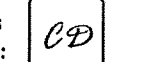
(C) Infestation and/or Damage By Wood Boring Insects.

Buyer, shall have the right to have the Property inspected by a licensed exterminating company of Buyer's choice, for the purpose of determining if the Property is free from infestation and damage from termites or other wood destroying insects. If Buyer chooses to make this inspection, Buyer shall pay for the inspection unless Buyer's lender prohibits Buyer from paying, in which case Seller shall pay. The inspection must be completed and written reports must be furnished to Seller and Broker(s) within _____ (if left blank, then 14) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within _____ (if left blank, then 14) calendar days after the parties agree to the terms of this Contract. This report shall state the nature and extent of any infestation and/or damage and the full cost of treatment for any infestation. Seller agrees to treat any infestation and cure any damage at Seller's expense prior to Closing, provided however, if the cost to cure exceeds 1% of the purchase price of the Property, then either party may void this Contract provided they do so within _____ (if left blank, then 7) business days after the report has been delivered to Seller and Brokers. If Buyer and Seller are unable to agree upon who will pay for the cost to cure and neither party timely voids this Contract, then Buyer will be deemed to have waived its right to terminate this Contract and will bear the cost to cure that is over 1% of the purchase price, with Seller bearing the cost that is under 1% of the purchase price.

(D) Buyer's Right to Inspections.

Buyer acknowledges that the Property is being sold in an "as is" condition and that this Contract is entered into based upon the knowledge of Buyer as to the value of the land and whatever buildings are upon the Property, and not on any representation made by Seller, Brokers or their agents as to character or quality of the Property. Therefore, Buyer, at Buyer's sole cost and expense, is granted the right to have the dwelling and all other aspects of the Property, inspected and evaluated by "qualified inspectors" (as the term is defined in subsection G below) for the purpose of determining the existence of any physical defects or environmental conditions such as outlined above. If Buyer chooses to make inspections referred to in this paragraph, such inspections must be completed, and written reports including a list of repairs Buyer is requesting must be furnished to Seller and Brokers within _____ (if left blank, then 14) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within _____ (if left blank, then 14) calendar days after the parties agree to the terms of this Contract. If Buyer fails to furnish such written reports to Seller and Brokers within the _____ (if left blank, then 14) calendar days specified in this paragraph, this contingency clause shall be deemed waived by Buyer, and the Property shall be deemed acceptable by Buyer. The time period for furnishing the inspection reports is referred to as the "Inspection Time Period." Seller shall have all utilities in service for inspections.

Buyer's
Initials: 

Seller's
Initials: 

(E) Responsibility to Cure.

If any physical defects or environmental conditions (other than radon or woodboring insects) are reported by the qualified inspectors to Seller within the Inspection Time Period, Seller shall then have seven (7) business days after the receipt of such reports to notify Buyer in writing that Seller shall correct or cure any of the defects set forth in such reports. If Seller fails to notify Buyer of Seller's agreement to so cure and correct, such failure to so notify shall be deemed to be a refusal by Seller to cure or correct such defects. If Seller fails to agree to cure or correct such defects within the seven (7) business day period, or if the environmental condition at the Property (other than radon) is incurable and is of such significance as to unreasonably endanger the health of Buyer, Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days thereafter. If Buyer fails to void this Contract within the seven (7) business day period, Buyer shall have waived Buyer's right to cancel this Contract and this Contract shall remain in full force, and Seller shall be under no obligation to correct or cure any of the defects set forth in the inspections. If Seller agrees to correct or cure such defects, all such repair work shall be completed by Seller prior to the closing of title. Radon at the Property shall be governed by the provisions of Paragraph (B), above.

(F) Flood Hazard Area (if applicable).

The federal and state governments have designated certain areas as flood areas. If the Property is located in a flood area, the use of the Property may be limited. If Buyer's inquiry reveals that the Property is in a flood area, Buyer may cancel this Contract within ten (10) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms of this Contract. If the mortgage lender requires flood insurance, then Buyer shall be responsible for obtaining such insurance on the Property. For a flood policy to be in effect immediately, there must be a loan closing. There is a (30) calendar day wait for flood policies to be in effect for cash transactions. Therefore, cash buyers are advised to make application and make advance payment for a flood policy at least thirty (30) calendar days in advance of closing if they want coverage to be in effect upon transfer of title.

Buyer's mortgage lender may require Buyer to purchase flood insurance in connection with Buyer's purchase of this Property. The National Flood Insurance Program ("NFIP") provides for the availability of flood insurance but also establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Due to amendments to federal law governing the NFIP, those premiums are increasing and, in some cases, will rise by a substantial amount over the premiums previously charged for flood insurance for the Property. As a result, Buyer should not rely on the premiums paid for flood insurance on this Property previously as an indication of the premiums that will apply after Buyer completes the purchase. In considering Buyer's purchase of this Property, Buyer is therefore urged to consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future.

(G) Qualifications of Inspectors.

Where the term "qualified inspectors" is used in this Contract, it is intended to refer to persons or businesses that are licensed or certified by the State of New Jersey for such purpose.

17. MEGAN'S LAW STATEMENT:

Under New Jersey law, the county prosecutor determines whether and how to provide notice of the presence of convicted sex offenders in an area. In their professional capacity, real estate licensees are not entitled to notification by the county prosecutor under Megan's Law and are unable to obtain such information for you. Upon closing, the county prosecutor may be contacted for such further information as may be disclosable to you.

18. MEGAN'S LAW REGISTRY:

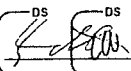
Buyer is notified that New Jersey law establishes an Internet Registry of Sex Offenders that may be accessed at www.njsp.org. Neither Seller or any real estate broker or salesperson make any representation as to the accuracy of the registry.

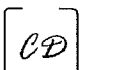
19. NOTIFICATION REGARDING OFF-SITE CONDITIONS: (Applicable to all resale transactions.)

Pursuant to the New Residential Construction Off-Site Conditions Disclosure Act, N.J.S.A. 46:3C-1, et. seq, the clerks of municipalities in New Jersey maintains lists of off-site conditions which may affect the value of residential properties in the vicinity of the off-site condition. Buyers may examine the lists and are encouraged to independently investigate the area surrounding this property in order to become familiar with any off-site conditions which may affect the value of the property. In cases where a property is located near the border of a municipality, buyers may wish to also examine the list maintained by the neighboring municipality.

20. AIR SAFETY AND ZONING NOTICE:

Any person who sells or transfers a property that is in an airport safety zone as set forth in the New Jersey Air Safety and Zoning Act of 1983, N.J.S.A. 6:1-80, et seq., and appearing on a municipal map used for tax purposes as well as Seller's agent, shall provide notice to a prospective buyer that the property is located in an airport safety zone prior to the signing of the contract of sale. The Air Safety and Zoning Act also requires that each municipality in an airport safety zone enact an ordinance or ordinances incorporating the standards promulgated under the Act and providing for their enforcement within the delineated areas in the municipality. Buyer acknowledges

Buyer's
Initials: 

Seller's
Initials: 

receipt of the following list of airports and the municipalities that may be affected by them and that Buyer has the responsibility to contact the municipal clerk of any affected municipality concerning any ordinance that may affect the Property.

Municipality	Airport(s)	Municipality	Airport(s)
Alexandria Tp.	Alexandria & Sky Manor	Manalapan Tp. (Monmouth Cty.)	Old Bridge
Andover Tp.	Aeroflex-Andover & Newton	Mansfield Tp.	Hackettstown
Bedminster Tp.	Somerset	Manville Bor.	Central Jersey Regional
Berkeley Tp.	Ocean County	Medford Tp.	Flying W
Berlin Bor.	Camden County	Middle Tp.	Cape May County
Blairstown Tp.	Blairstown	Millville	Millville Municipal
Branchburg Tp.	Somerset	Monroe Tp. (Gloucester Cty.)	Cross Keys & Southern Cross
Buena Bor. (Atlantic Cty.)	Vineland-Downtown	Monroe Tp. (Middlesex Cty.)	Old Bridge
Dennis Tp.	Woodbine Municipal	Montgomery Tp.	Princeton
Eagleswood Tp.	Eagles Nest	Ocean City	Ocean City
Ewing Tp.	Trenton-Mercer County	Old Bridge Tp.	Old Bridge
E. Hanover Tp.	Morristown Municipal	Oldmans Tp.	Oldmans
Florham Park Bor.	Morristown Municipal	Pemberton Tp.	Pemberton
Franklin Tp. (Gloucester Cty.)	Southern Cross & Vineland Downtown	Pequannock Tp.	Lincoln Park
Franklin Tp. (Hunterdon Cty.)	Sky Manor	Readington Tp.	Solberg-Hunterdon
Franklin Tp. (Somerset Cty.)	Central Jersey Regional	Rocky Hill Boro.	Princeton
Hammonton Bor.	Hammonton Municipal	Southampton Tp.	Red Lion
Hanover Tp.	Morristown Municipal	Springfield Tp.	Red Wing
Hillsborough Tp.	Central Jersey Regional	Upper Deerfield Tp.	Bucks
Hopewell Tp. (Mercer Cty.)	Trenton-Mercer County	Vineland City	Kroelinger & Vineland Downtown
Howell Tp.	Monmouth Executive	Wall Tp.	Monmouth Executive
Lacey Tp.	Ocean County	Wantage Tp.	Sussex
Lakewood Tp.	Lakewood	Robbinsville	Trenton-Robbinsville
Lincoln Park Bor.	Lincoln Park	West Milford Tp.	Greenwood Lake
Lower Tp.	Cape May County	Winslow Tp.	Camden County
Lumberton Tp.	Flying W & South Jersey Regional	Woodbine Bor.	Woodbine Municipal

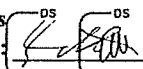
The following airports are not subject to the Airport Safety and Zoning Act because they are subject to federal regulation or within the jurisdiction of the Port of Authority of New York and New Jersey and therefore are not regulated by New Jersey: Essex County Airport, Linden Airport, Newark Liberty Airport, Teterboro Airport, Little Ferry Seaplane Base, Atlantic City International Airport, and Maguire Airforce Base and NAEC Lakehurst.

21. BULK SALES:

The New Jersey Bulk Sales Law, N.J.S.A. 54:50-38, (the "Law") applies to the sale of certain residential property. Under the Law, Buyer may be liable for taxes owed by Seller if the Law applies and Buyer does not deliver to the Director of the New Jersey Division of Taxation (the "Division") a copy of this Contract and a notice on a form required by the Division (the "Tax Form") at least ten (10) business days prior to the Closing. If Buyer decides to deliver the Tax Form to the Division, Seller shall cooperate with Buyer by promptly providing Buyer with any information that Buyer needs to complete and deliver the Tax Form in a timely manner. Buyer promptly shall deliver to Seller a copy of any notice that Buyer receives from the Division in response to the Tax Form.

The Law does not apply to the sale of a simple dwelling house, or the sale or lease of a seasonal rental property, if Seller is an individual, estate or trust, or any combination thereof, owning the simple dwelling house or seasonal rental property as joint tenants, tenants in common or tenancy by the entirety. A simple dwelling house is a one or two family residential building, or a cooperative or condominium unit used as a residential dwelling, none of which has any commercial property. A seasonal rental property is a time share, or a dwelling unit that is rented for residential purposes for a term of not more than 125 consecutive days, by an owner that has a permanent residence elsewhere.

If, prior to the Closing, the Division notifies Buyer to withhold an amount (the "Tax Amount") from the purchase price proceeds for possible unpaid tax liabilities of Seller, Buyer's attorney or Buyer's title insurance company (the "Escrow Agent") shall withhold the Tax Amount from the closing proceeds and place that amount in escrow (the "Tax Escrow"). If the Tax Amount exceeds the amount of available closing proceeds, Seller shall bring the deficiency to the Closing and the deficiency shall be added to the Tax Escrow. If the Division directs the Escrow Agent or Buyer to remit funds from the Tax Escrow to the Division or some other entity, the Escrow Agent or Buyer shall do so. The Escrow Agent or Buyer shall only release the Tax Escrow, or the remaining balance thereof, to Seller (or as otherwise directed by the Division) upon receipt of written notice from the Division that it can be released, and that no liability will be asserted under the Law against Buyer.

Buyer's Initials: 

Seller's Initials: 

478 **22. NOTICE TO BUYER CONCERNING INSURANCE:**

479 Buyer should obtain appropriate casualty and liability insurance for the Property. Buyer's mortgage lender will require that such insurance
480 be in place at Closing. Occasionally, there are issues and delays in obtaining insurance. Be advised that a "binder" is only a temporary
481 commitment to provide insurance coverage and is not an insurance policy. Buyer is therefore urged to contact a licensed insurance agent
482 or broker to assist Buyer in satisfying Buyer's insurance requirements.
483

484 **23. MAINTENANCE AND CONDITION OF PROPERTY:**

485 Seller agrees to maintain the grounds, buildings and improvements, in good condition, subject to ordinary wear and tear. The premises
486 shall be in "broom clean" condition and free of debris as of the Closing. Seller represents that all electrical, plumbing, heating and air
487 conditioning systems (if applicable), together with all fixtures included within the terms of the Contract now work and shall be in proper
488 working order at the Closing. Seller further states, that to the best of Seller's knowledge, there are currently no leaks or seepage in the
489 roof, walls or basement. Seller does not guarantee the continuing condition of the premises as set forth in this Section after the Closing.
490

491 **24. RISK OF LOSS:**

492 The risk of loss or damage to the Property by fire or otherwise, except ordinary wear and tear, is the responsibility of Seller until
493 the Closing.
494

495 **25. INITIAL AND FINAL WALK-THROUGHS:**

496 In addition to the inspections set forth elsewhere in this Contract, Seller agrees to permit Buyer or Buyer's duly authorized
497 representative to conduct an initial and a final walk-through inspection of the interior and exterior of the Property at any reasonable
498 time before the Closing. Seller shall have all utilities in service for the inspections.
499

500 **26. ADJUSTMENTS AT CLOSING:**

501 Seller shall pay for the preparation of the Deed, realty transfer fee, lien discharge fees, if any, and one-half of the title company charges
502 for disbursements and attendance allowed by the Commissioner of Insurance; but all searches, title insurance premium and other
503 conveyancing expenses are to be paid for by Buyer.
504

505 Seller and Buyer shall make prorated adjustments at Closing for items which have been paid by Seller or are due from Seller, such as real
506 estate taxes, water and sewer charges that could be claims against the Property, rental and security deposits, association and condominium
507 dues, and fuel in Seller's tank. Adjustments of fuel shall be based upon physical inventory and pricing by Seller's supplier. Such determi-
508 nation shall be conclusive.
509

510 If Buyer is assuming Seller's mortgage loan, Buyer shall credit Seller for all monies, such as real estate taxes and insurance premiums paid
511 in advance or on deposit with Seller's mortgage lender. Buyer shall receive a credit for monies, which Seller owes to Seller's Mortgage
512 lender, such as current interest or a deficit in the mortgage escrow account.
513

514 If the Property is used or enjoyed by not more than four families and the purchase price exceeds \$1,000,000, then pursuant to N.J.S.A.
515 46:15-7.2, Buyer will be solely responsible for payment of the fee due for the transfer of the Property, which is the so-called "Mansion
516 Tax, in the amount of one (1%) percent of the purchase price.
517

518 Unless an exemption applies, non-resident individuals, estates, or trusts that sell or transfer real property in New Jersey are required to
519 make an estimated gross income tax payment to the State of New Jersey on the gain from a transfer/sale of real property (the so-called
520 "Exit Tax,") as a condition of the recording of the deed.
521

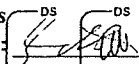
522 If Seller is a foreign person (an individual, corporation or entity that is a non-US resident) under the Foreign Investment in Real
523 Property Tax Act of 1980, as amended ("FIRPTA"), then with a few exceptions, a portion of the proceeds of sale may need to be
524 withheld from Seller and paid to the Internal Revenue Service as an advance payment against Seller's tax liability.
525


526 Seller agrees that, if applicable, Seller will (a) be solely responsible for payment of any state or federal income tax withholding amount(s)
527 required by law to be paid by Seller (which Buyer may deduct from the purchase price and pay at the Closing); and (b) execute
528 and deliver to Buyer at the Closing any and all forms, affidavits or certifications required under state and federal law to be filed in
529 connection with the amount(s) withheld.
530

531 There shall be no adjustment on any Homestead Rebate due or to become due.
532

533 **27. FAILURE OF BUYER OR SELLER TO CLOSE:**

534 If Seller fails to close title to the Property in accordance with this Contract, Buyer then may commence any legal or equitable action
535 to which Buyer may be entitled. If Buyer fails to close title in accordance with this Contract, Seller then may commence an action
536 for damages it has suffered, and, in such case, the deposit monies paid on account of the purchase price shall be applied against such
537 damages. If Buyer or Seller breach this Contract, the breaching party will nevertheless be liable to Brokers for the commissions in the

Buyer's
Initials: 

Seller's
Initials: 

amount set forth in this Contract, as well as reasonable attorneys' fees, costs and such other damages as are determined by the Court.

28. CONSUMER INFORMATION STATEMENT ACKNOWLEDGMENT:

By signing below, Seller and Buyer acknowledge they received the Consumer Information Statement on New Jersey Real Estate Relationships from the Brokers prior to the first showing of the Property.

29. DECLARATION OF BROKER(S)'S BUSINESS RELATIONSHIP(S):

(A) Keller Williams Realty Cumberland County, (name of firm) and its authorized representative (s) Lisa A. Luster

(name(s) of licensee(s))

ARE OPERATING IN THIS TRANSACTION AS A (indicate one of the following)

☐ SELLER'S AGENT ☒ BUYER'S AGENT ☐ DISCLOSED DUAL AGENT ☐ TRANSACTION BROKER.

(B) (If more than one firm is participating, provide the following.) INFORMATION SUPPLIED BY Maria Larrain w/ Coldwell Banker Excel Realty (name of other firm) HAS INDICATED THAT IT IS

OPERATING IN THIS TRANSACTION AS A (indicate one of the following)

☐ SELLER'S AGENT ☐ BUYER'S AGENT ☐ TRANSACTION BROKER.

30. BROKERS' INFORMATION AND COMMISSION:

The commission, in accord with the previously executed listing agreement, shall be due and payable at the Closing and payment by Buyer of the purchase consideration for the Property. Seller hereby authorizes and instructs whomever is the disbursing agent to pay the full commission as set forth below to the below-mentioned Brokerage Firm(s) out of the proceeds of sale prior to the payment of any such funds to Seller. Buyer consents to the disbursing agent making said disbursements. The commission shall be paid upon the purchase price set forth in Section 2 and shall include any amounts allocated to, among other things, furniture and fixtures.

Coldwell Banker Excel Realty 0895940

Listing Firm REC License ID

Maria Larrain 0561121

Listing Agent REC License ID

1100 Landis Ave. Vineland, NJ 08360

Address

856-696-1111

856-205-1554

856-207-4678

Office Telephone

Fax

(Per Listing Agreement)

Agent Cell Phone

larrain23@yahoo.com

11,977.00

E-mail

Commission due Listing Firm

Keller Williams Realty Cumberland County

1753883

Participating Firm

REC License ID

Lisa A. Luster

02310652

Participating Agent

REC License ID

1103 S. Delsea Drive; Vineland, NJ 08360

Address

856-362-5072

856-691-6000

856-466-4401

Office Telephone

Fax

Agent Cell Phone

lialuster@kw.com

11,777.00

E-mail

Commission due Participating Firm

31. EQUITABLE LIEN:

Under New Jersey law, brokers who bring the parties together in a real estate transaction are entitled to an equitable lien in the amount of their commission. This lien attaches to the property being sold from when the contract of sale is signed until the closing and then to the funds due to seller at closing, and is not contingent upon the notice provided in this Section. As a result of this lien, the party who disburses the funds at the Closing in this transaction should not release any portion of the commission to any party other than Broker(s) and, if there is a dispute with regard to the commission to be paid, should hold the disputed amount in escrow until the dispute with Broker(s) is resolved and written authorization to release the funds is provided by Broker(s).

Buyer's Initials: [Signature]

Seller's Initials: CD

32. DISCLOSURE THAT BUYER OR SELLER IS A REAL ESTATE LICENSEE: ☒ Applicable ☐ Not Applicable

A real estate licensee in New Jersey who has an interest as a buyer or seller of real property is required to disclose in the sales contract that the person is a licensee. Lakesha White therefore discloses that he/she is licensed in New Jersey as a real estate ☐ broker ☐ broker-salesperson ☒ salesperson ☐ referral agent.

33. BROKERS TO RECEIVE CLOSING DISCLOSURE AND OTHER DOCUMENTS:

Buyer and Seller agree that Broker(s) involved in this transaction will be provided with the Closing Disclosure documents and any amendments to those documents in the same time and manner as the Consumer Financial Protection Bureau requires that those documents be provided to Buyer and Seller. In addition, Buyer and Seller agree that, if one or both of them hire an attorney who disapproves this Contract as provided in the Attorney-Review Clause Section, then the attorney(s) will notify the Broker(s) in writing when either this Contract is finalized or the parties decide not to proceed with the transaction.

34. PROFESSIONAL REFERRALS:

Seller and Buyer may request the names of attorneys, inspectors, engineers, tradespeople or other professionals from their Brokers involved in the transaction. Any names provided by Broker(s) shall not be deemed to be a recommendation or testimony of competency of the person or persons referred. Seller and Buyer shall assume full responsibility for their selection(s) and hold Brokers and/or salespersons harmless for any claim or actions resulting from the work or duties performed by these professionals.

35. ATTORNEY-REVIEW CLAUSE:

(1) Study by Attorney

Buyer or Seller may choose to have an attorney study this Contract. If an attorney is consulted, the attorney must complete his or her review of the Contract within a three-day period. This Contract will be legally binding at the end of this three-day period unless an attorney for Buyer or Seller reviews and disapproves of the Contract.

(2) Counting the Time

You count the three days from the date of delivery of the signed Contract to Buyer and Seller. You do not count Saturdays, Sundays or legal holidays. Buyer and Seller may agree in writing to extend the three-day period for attorney review.

(3) Notice of Disapproval

If an attorney for the Buyer or Seller reviews and disapproves of this Contract, the attorney must notify the Broker(s) and the other party named in this Contract within the three-day period. Otherwise this Contract will be legally binding as written. The attorney must send the notice of disapproval to the Broker(s) by fax, email, personal delivery, or overnight mail with proof of delivery. Notice by overnight mail will be effective upon mailing. The personal delivery will be effective upon delivery to the Broker's office. The attorney may also, but need not, inform the Broker(s) of any suggested revision(s) in the Contract that would make it satisfactory.

36. NOTICES:

All notices shall be by certified mail, fax, email, recognized overnight courier or electronic document (except for notices under the Attorney-Review Clause Section) or by delivering it personally. The certified letter, e-mail, reputable overnight carrier, fax or electronic document will be effective upon sending. Notices to Seller and Buyer shall be addressed to the addresses in Section 1, unless otherwise specified in writing by the respective party.

37. NO ASSIGNMENT:

This Contract shall not be assigned without the written consent of Seller. This means that Buyer may not transfer to anyone else Buyer's rights under this Contract to purchase the Property.

38. ELECTRONIC SIGNATURES AND DOCUMENTS:

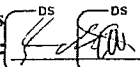
Buyer and Seller agree that the New Jersey Uniform Electronic Transaction Act, N.J.S.A. 12A:12-1 to 26, applies to this transaction, including but not limited to the parties and their representatives having the right to use electronic signatures and electronic documents that are created, generated, sent, communicated, received or stored in connection with this transaction. Since Section 11 of the Act provides that acknowledging an electronic signature is not necessary for the signature of such a person where all other information required to be included is attached to or logically associated with the signature or record, such electronic signatures, including but not limited to an electronic signature of one of the parties to this Contract, do not have to be witnessed.

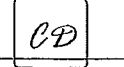
39. CORPORATE RESOLUTIONS:

If Buyer or Seller is a corporate or other entity, the person signing below on behalf of the entity represents that all required corporate resolutions have been duly approved and the person has the authority to sign on behalf of the entity.

40. ENTIRE AGREEMENT; PARTIES LIABLE:

This Contract contains the entire agreement of the parties. No representations have been made by any of the parties, the Broker(s) or its

Buyer's Initials: 

Seller's Initials: 

salespersons, except as set forth in this Contract. This Contract is binding upon all parties who sign it and all who succeed to their rights and responsibilities and only may be amended by an agreement in writing signed by Buyer and Seller.

41. APPLICABLE LAWS:

This Contract shall be governed by and construed in accordance with the laws of the State of New Jersey and any lawsuit relating to this Contract or the underlying transaction shall be venued in the State of New Jersey.

42. ADDENDA:

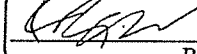
The following additional terms are included in the attached addenda or riders and incorporated into this Contract (check if applicable):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Buyer's Property Sale Contingency | <input type="checkbox"/> Private Well Testing |
| <input type="checkbox"/> Condominium/Homeowner's Associations | <input type="checkbox"/> Properties With Three (3) or More Units |
| <input checked="" type="checkbox"/> Coronavirus | <input type="checkbox"/> Seller Concession |
| <input checked="" type="checkbox"/> FHA/VA Loans | <input type="checkbox"/> Short Sale |
| <input type="checkbox"/> Lead Based Paint Disclosure (Pre-1978) | <input type="checkbox"/> Solar Panel |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Swimming Pools |
| <input type="checkbox"/> Private Sewage Disposal (Other than Cesspool) | <input type="checkbox"/> Underground Fuel Tank(s) |

43. ADDITIONAL CONTRACTUAL PROVISIONS:

WITNESS:

DocuSigned by:

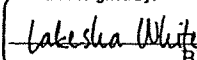


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DocuSigned by:

BUYER

9/14/2021 | 10:46 AM EDT

Date



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BUYER

9/14/2021 | 9:32 AM CDT

Date

BUYER

Date

BUYER

Date

Authentisign



SELLER

9/15/2021 1:42:18 AM GMT

Date

SELLER

Date

SELLER

Date

SELLER

Date



WIRE FRAUD NOTICE

© 2018 New Jersey REALTORS®

PROTECT YOURSELF FROM BECOMING A VICTIM OF WIRE FRAUD. Wire fraud has become very common. It typically involves a criminal hacker sending fraudulent wire transfer instructions in an email to an unsuspecting buyer/tenant or seller/landlord in a real estate transaction that appears as though it is from a trusted source, such as the victim's broker, attorney, appraiser, home inspector or title agent. The email may look exactly like other emails that the victim received in the past from such individuals, including having the same or a similar email address, accurate loan and other financial information, and the logo of one of those individuals. If the hacker is successful, the victim will follow the bogus instructions to wire money, such as deposit money or payment of an invoice, to the hacker's account. Once this money has been wired, it may not be possible to recover it.

We strongly recommend that, **before** you wire funds to any party, including your own attorney, real estate broker or title agent, you **personally call** them to confirm the account number and other wire instructions. You only should call them at a number that you have obtained on your own (e.g., from the sales contract, their website, etc.) and should **not** use any phone number that is in any email - **even if the email appears to be from someone you know**.

If you have any reason to believe that your money was sent to a hacker, you must immediately contact your bank and your local office of the Federal Bureau of Investigation, who can work with other agencies to try to recover your money, to advise them where and when the money was sent. You also should promptly file a complaint with the Internet Crime Center at bec.ic3.gov.

Finally, since much of the information included in such fraudulent emails is obtained from email accounts that are not secure, we strongly recommend that you not provide any sensitive personal or financial information in an email or an attachment to an email. Whenever possible, such information, including Social Security numbers, bank account and credit card numbers and wiring instructions, should be sent by more secure means, such as by hand delivery, over the phone, or through secure mail or overnight services.

By signing below, you indicate that you have read and understand the contents of this Notice:

Seller/Landlord: Authentisign
Chad Picomencia
9/15/2021 1:42:22 AM GMT

Date: _____

Seller/Landlord: _____

Date: _____

Buyer/Tenant: DocuSigned by:
[Signature]
4CB00208519948F...

Date: 9/14/2021 | 10:46 AM EDT

Buyer/Tenant: DocuSigned by:
Lakesha White
B6F33BF98EBA451...

Date: 9/14/2021 | 9:32 AM CDT





NEW JERSEY REALTORS®
OPEN PUBLIC RECORDS ACT
NOTICE TO BUYERS

©2021 NEW JERSEY REALTORS®

The New Jersey Open Public Records Act ("OPRA") allows a Buyer to request documents from a municipality and other governmental entities that may provide important information about a property that the Buyer is interested in purchasing. Under OPRA, a governmental entity must provide most documents for inspection, copying or examination in response to a request within seven (7) business days, unless a reasonable extension is needed to provide the documents. A request must be for specific identifiable documents and not be for information.

It is recommended that Buyers submit an OPRA request for documents relating to a property to the municipality in which the property they are interested in purchasing is located. The request should be submitted as soon as possible in order to allow time to deal with any issues that the documents reveal and because they may affect the Buyers' interest in purchasing the property. OPRA request forms are available from municipalities, typically on their websites.

Documents a Buyer may want to request include but are not limited to the following:

1. Open and closed permits for work at the property.
2. Documents regarding any variance pending, granted or denied for the property.
3. Complaints filed by the municipality and other citations for code or other violations at the property.
4. Any pending or finalized assessments for the property.
5. Tax assessors reports or memos regarding the property.
6. Any deed, easement or other restriction of record for the property.
7. Inspections for environmental issues, water wells, sanitary disposal systems and underground fuel tanks for the property.
8. The current certificate of occupancy for the property.
9. Any document indicating if the property is in a flood zone.
10. A list of off-site conditions that may affect the value of the property that is maintained by the municipality pursuant to the New Residential Construction Off-Site Conditions Disclosure Act.
11. The current ordinances passed by the municipality pursuant to the New Jersey Air Safety and Zoning Act if the municipality is in an air safety zone.

Buyers understand that important information may be obtained about a property in response to an OPRA request and acknowledge that they have been advised to file such a request.

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BUYER

9/14/2021 | 10:46 AM EDT

DATE

DocuSigned by:

B6F33BF98EBA451...

BUYER

9/14/2021 | 9:32 AM CDT

DATE

BUYER

DATE

BUYER

DATE





NEW JERSEY REALTORS® ADDENDUM REGARDING CORONAVIRUS

©2020 NEW JERSEY REALTORS®

This Addendum is attached to and made a part of the New Jersey REALTORS® Standard Form of Real Estate Sales Contract, Form 118 (the "Contract"). If this Addendum conflicts with the Contract, then this Addendum shall control.

The current world-wide Coronavirus ("COVID-19") pandemic has had unprecedented impacts on real estate transactions, including but not limited to travel restrictions, self-imposed and governmentally required isolations, and closures of both governmental and private offices required to fund, close and record real estate transactions.

Accordingly, if the Closing is not possible or practical as a result of unforeseen circumstances related to the COVID-19, such as Buyer's or Seller's inability to travel to sign documents, closings of or delays in related government and business services, including for example delays by or closing of lenders, title/escrow, county recording offices, municipal inspections, or otherwise ("Unforeseen Circumstances"), Buyer and Seller agree as follows:

1. Buyer or Seller may postpone the Closing by up to ____ days (if left blank, then 30 days) to accommodate Unforeseen Circumstances, after which either Buyer or Seller may cancel the Contract and Buyer's deposit shall be returned to Buyer.
2. ☐ If checked: If Buyer is unable to close on a loan and proceed to Closing because of Buyer's loss of income from COVID-19 related issues, notwithstanding that Buyer may have removed Buyer's loan contingency, then either Buyer or Seller may cancel the Contract and Buyer's deposit shall be returned to Buyer.
3. Other: _____

If the Contract is cancelled as provided in this Addendum, then neither Buyer nor Seller shall have any obligations or liability under the Contract with the exception of those that expressly survive cancellation.

DocuSigned by:

4CB00208519948F...

BUYER

9/14/2021 | 10:46 AM EDT

Date

Authenticated:

9/15/2021 8:12 AM GMT

Date

DocuSigned by:

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BUYER

9/14/2021 | 9:32 AM CDT

Date

SELLER

Date

BUYER

Date

SELLER

Date

BUYER

Date

SELLER

Date





NEW JERSEY REALTORS® ADDENDUM REGARDING FHA/VA LOANS

©2016 NEW JERSEY REALTORS®, INC.

This Addendum is attached to and made a part of the New Jersey Realtors® Standard Form of Real Estate Sales Contract, Form 118 (the "Contract"). If this Addendum conflicts with the Contract, then this Addendum shall control.

If Buyer is applying for a VA guaranteed mortgage loan or an FHA insured mortgage loan, then the FHA/VA form of Amendatory Clause and Certifications is attached, except that, if Buyer's lender requires a different form, then Buyer and Seller agree to execute and deliver that form.

WITNESS:

DocuSigned by:

[Signature]

4CB00208519948F... BUYER

DocuSigned by:

Lakesha White

B6F33BF9BEBA451... BUYER

9/14/2021 | 10:46 AM

Date

9/14/2021 | 9:32 AM C

Date

BUYER

Date

BUYER

Date

Authentisign

Chad Didomenico

9/15/2021 1:42:25 AM GMT SELLER

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SELLER

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SELLER

Date

SELLER

Date



FHA/VA AMENDATORY CLAUSE AND CERTIFICATIONS

Date: 9/13/21

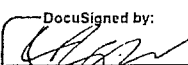

Purchaser(s) Name(s): Isaiah white Lakesha whiteProperty Address: 970 Venezia Ave. Vineland, NJ 08361

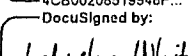
It is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the purchaser has been given in accordance with HUD/FHA or VA requirements a written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a direct endorsement lender, setting forth the appraised value of the property of not less than \$395,900.00.

The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value or the condition of the property. The purchaser should satisfy himself/herself that the price and condition of the property are acceptable.

Certification of Borrower, Seller, Agent:


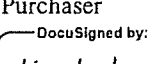
We, the undersigned Seller(s) Borrower(s) and Real Estate Agent(s)/Broker(s) involved in this loan transaction do certify that the terms of the sales contract are true to the best of our knowledge and belief. All agreements entered into by any of the following parties are fully disclosed and attached to the sales contract.

DocuSigned by:	9/14/2021 10:46 AM EDT	Authentication
		
Purchaser	Date	Seller
9C800208519948F...		9/15/2021 1:42:27 AM GMT

DocuSigned by:	9/14/2021 9:32 AM CDT
	
Purchaser	Date
887435F98EBA451...	

Purchaser	Date	Seller	Date
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Purchaser	Date	Seller	Date
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DocuSigned by:	9/14/2021 9:13 AM CDT		
			
Real Estate Agent/Broker	Date	Real Estate Agent/Broker	Date
09597AF03457801...			

Warning: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010. This form is required by HUD Handbook 4155.1 Rev-4 paragraph 1-22 for Sales Agreements intended to be financed by an FHA-Insured Mortgage and by VA Lender's Handbook Section 36.4303(j) for Sales Agreements intended to be financed by a VA-guaranteed Mortgage.

CAUTION — Your Action is Required Soon

US Department of Housing
and Urban Development
Federal Housing Administration (FHA)



OMB Approval No: 2502-0538
(exp. 06/30/2021)

For Your Protection: Get a Home Inspection

You must make a choice on getting a Home Inspection. It is not done automatically

You have the right to examine carefully your potential new home with a professional home inspector. But a home inspection is not required by law, and will occur only if you ask for one and make the arrangements. You may schedule the inspection for before or after signing your contract. You may be able to negotiate with the seller to make the contract contingent on the results of the inspection. For this reason, it is usually in your best interest to conduct your home inspection as soon as possible if you want one. In a home inspection, a professional home inspector takes an in-depth, unbiased look at your potential new home to:

- ✓ Evaluate the physical condition: structure, construction, and mechanical systems;
- ✓ Identify items that need to be repaired and
- ✓ Estimate the remaining useful life of the major systems, equipment, structure, and finishes.

The Appraisal is NOT a Home Inspection and does not replace an inspection.

An appraisal estimates the market value of the home to protect the lender. An appraisal does not examine or evaluate the condition of the home to protect the homebuyer. An appraisal only makes sure that the home meets FHA and/or your lender's minimum property standards. A home inspection provides much more detail.

FHA and Lenders may not Guarantee the Condition of your Potential New Home

If you find problems with your new home after closing, neither FHA nor your lender may give or lend you money for repairs. Additionally, neither FHA nor your lender may buy the home back from you. Ask a qualified home inspector to inspect your potential new home and give you the information you need to make a wise decision.

Your Home Inspector may test for Radon, Health/Safety, and Energy Efficiency

EPA, HUD and DOE recommend that houses be tested and inspected for radon, health and safety, and energy efficiency, respectively. Specific tests are available to you. You may ask about tests with your home inspector, in addition to the structural and mechanical systems inspection. For more information: Radon — call 1-800-SOS-Radon; Health and Safety — see the HUD Healthy Homes Program at www.HUD.gov; Energy Efficiency — see the DOE EnergyStar Program at www.energystar.gov.

Selecting a Trained Professional Home Inspector

Seek referrals from friends, neighbors, other buyers, realtors, as well as local listings from licensing authorities and local advertisements. In addition, consult the American Society of Home Inspectors (ASHI) on the web at: www.ashi.org or by telephone at: 1-800-743-2744.

☐ I/we (check one) have read this document and understand that if I/we wish to get a home inspection, it is best do so as soon as possible. The appraisal is not a home inspection. I/we will make a voluntary choice whether to get a home inspection. A home inspection will be done only if I/we ask for one and schedule it. Your lender may not perform a home inspection and neither FHA nor your lender may guarantee the condition of the home. Health and safety tests can be included in the home inspection if I/we choose.

(Signed) Homebuyer

9/14/2021 | 10:46 AM EDT

Date

(Signed) Homebuyer

9/14/2021 | 9:32 AM CC

Date

Public reporting burden for this collection is estimated at an average of 30 minutes to review the instructions, find the information, and complete this form. The agency cannot conduct or sponsor a collection of information unless a valid OMB number is displayed. You are not required to respond to a collection of information if this number is not displayed. Valid OMB numbers can be located on the OMB Internet page at <http://www.whitehouse.gov/library/omb/OMBINVC.html> - HUD if desired you can call 1-200-627-1000 to get information on where to send comments or suggestions about this form.



HUD-92564-CN (expiration)

ADDENDUM TO THE AGREEMENT OF SALE

This Addendum shall be made a part of the Agreement of Sale between
 Isaiah White and Lakesha White referred to as the Buyer(s) and
 Chad J. Didomenico referred to as the Seller(s) for the real property
 commonly known as 970 Venezia Ave in the City of Vineland in the County of
 Cumberland and State of New Jersey, shown on the municipal tax map as: lot 73 in block 4505.

Real Estate Broker Representation Clause

The Real Estate Broker(s) and the Real Estate Associate(s) who have participated in the sale, which is the subject matter of this contract have received no training with respect to: toxic waste technology, radon technology, termite technology, environmental technology, oil tanks both above ground or underground, heating, air conditioning, electrical, structural, plumbing, construction, roofing and building technology including, but not limited to, basement construction, wet basements or crawl spaces, mold issues, standing water on property, new or existing public or private wells, public or private sewage disposal system(s), condominium or association related areas, including but not limited to, rules, regulations, bi-laws, litigation or lawsuits, lot lines, surveys or any other area which require expertise. Therefore, the Real Estate Broker(s) and the Real Estate Associate(s) are not experts in these very complex areas. Accordingly, they are unable to counsel or advise the Seller(s) or Buyer(s) as to the scope or extend of any of the problems that may arise. The Seller(s) and Buyer(s) hereby acknowledge that they have been advised, by way of this Addendum, by the Real Estate Broker(s) and the Real Estate Associate(s) who have negotiated this contract, that it would be appropriate for the Seller(s) and Buyer(s) to contact such Investigators, of their choice, pertaining to these areas as they deem necessary to protect their own interests.

The Seller(s) and Buyer(s) further agree to hold the Real Estate Broker(s) and the Real Estate Associate(s) who have participated in this sale harmless and without liability as to problem which may arise out of the sale and purchase of this property. Upon receiving such notification from the Seller(s) as to their intention not to proceed with the problem area(s), the Buyer(s) can waive the above contingency and elect to undertake the cost of mitigating these problem areas at their own cost and expense.

We, the undersigned, have received, read and understand and acknowledge the Real Estate Broker Representation Clause as written. All other terms and conditions of the original contract of sale shall remain in full force and effect. This document shall survive settlement.

Attorney Review

Study by Attorney: The Buyer or the Seller may choose to have an attorney study this contract. If an attorney is consulted, the attorney must complete his or her review of the contract within a three-day period. This contract will be legally binding at the end of the three-day period unless an attorney for the Buyer(s) or the Seller(s) reviews and disapproves of the contract.

Counting the Time: You count the three days from the date of delivery of the signed contract to the Buyer(s) and the Seller(s). You do not count Saturdays, Sundays or legal holidays. The Buyer(s) and the Seller(s) may agree in writing to extend the three-day period for attorney review.

Notice of Disapproval: If an attorney for the Buyer(s) or the Seller(s) reviews and disapproves of this contract, the attorney must notify the Broker(s) and the other party named in this contract within the three-day period otherwise this contract will be legally binding as written. The attorney must send the notice of disapproval to the Broker(s) by certified mail, by telegram or by delivering it personally. The telegram or certified letter will be effective upon sending. The personal delivery will be effective upon delivery to the Broker's office. The attorney may also, but need not, inform the Broker(s) of any suggested revision(s) in the contract that would make it satisfactory.

WITNESS:

DocuSigned by:

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BUYER

9/14/2021 | 10:46 AM EDT

Date

DocuSigned by:

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BUYER

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Date

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9/15/2021 1:42:28 AM GMT

SELLER

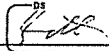

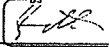

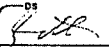

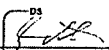

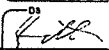

Date

SELLER

Date

It is agreed between Isaiah white Lakesha White referred to as the Buyer(s) and
Chad J. Didomenico referred to as the Seller(s) that the following
amendments shall be added to the real estate sales contract made on 9/13/21 for the real property commonly
known as 970 Venezia Ave in the City of Vineland in the County of
Cumberland and State of New Jersey, shown on the municipal tax map as: lot 73 in block 4505.

I Isaiah white Lakesha White have been advised by my Realtor® that it is in my best interest to obtain the following services. I have, against the advice of my Realtor®, decided not to obtain the services in the 'No' column. By signing this "Holds Harmless" I **DO HEREBY RELEASE** both my Realtor® and his/her Brokerage from any and all claims, actions or demands whatsoever which may result from my decision not to obtain these services.

Initials		Yes	No	
_____	_____	<input type="radio"/>	<input type="radio"/>	Water Testing (if applicable)
_____	_____	<input type="radio"/>	<input type="radio"/>	Septic Testing (if applicable)
		<input type="radio"/>	<input checked="" type="radio"/>	Radon Testing
		<input checked="" type="radio"/>	<input type="radio"/>	Pest Inspection
		<input checked="" type="radio"/>	<input type="radio"/>	Home Inspection
		<input type="radio"/>	<input checked="" type="radio"/>	Property Survey
		<input type="radio"/>	<input checked="" type="radio"/>	Home Warranty
_____	_____	<input type="radio"/>	<input type="radio"/>	Other (please describe):

Notice of Disapproval: If an attorney for the Buyer(s) or the Seller(s) reviews and disapproves of this contract, the attorney must notify the Broker(s) and the other party named in this contract within the three-day period otherwise this contract will be legally binding as written. The attorney must send the notice of disapproval to the Broker(s) by certified mail, by telegram or by delivering it personally. The telegram or certified letter will be effective upon sending. The personal delivery will be effective upon delivery to the Broker's office. The attorney may also, but need not, inform the Broker(s) of any suggested revision(s) in the contract that would make it satisfactory.

DocuSigned by:

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DocuSigned by:

Lakesha White
B6E338E0B6E8A451

-B6F33BF9BEBA451.

9/14/2021 | 10:46 AM EDT

Date _____

9/14/2021 | 9:32 AM CDT

Date _____

BUYER

Date _____

BUYER

Date _____

Contract No: _____



Supreme Home Warranty Agreement/Invoice

To obtain a Contract Number or to order a Warranty - C: 1.800.648.5006 | F: 1.888.479.2652 |
 APHW • 5775 Ann Arbor Rd. • Jackson, MI 49201 | APHW.COM | aphwoffice@aphw.com |

IMPORTANT: FOR SERVICE CALL: 1.800.648.5006. NO PAYMENT OR REIMBURSEMENT FOR SERVICES PERFORMED WITHOUT PRIOR APPROVAL.

~ Please be sure to fill in all applicable areas of information. ~

Seller's Name

Chad J. Didomenico

Property Address No. & Street

970 Venezia Ave

City

State

County

Zip

Phone #

Seller's E-mail

Buyer's Name

Isaiah White

Lakesha White

Phone #

Buyer's E-mail

lakeshawalker11@gmail.com

Real Estate Office

Keller Williams Realty Cumberland County

Address

1103 S. Delsea Drive

City

Vineland

State

NJ

Zip

08360

Phone #

856-362-5072

Fax #

856-691-6000

Real Estate Agent

Lisa A. Luster

Agent's E-mail

lialuster@kw.com

Closing Date

Listing date

BOTH PARTIES AGREE THAT THE OBLIGATIONS FOR REPAIR OR SERVICE UNDER THIS AGREEMENT ARE SOLELY THOSE OF THE SERVICE PROVIDER AND ARE NOT THE OBLIGATION OF ANY REAL ESTATE FIRM. SEE ADDITIONAL TERMS AND CONDITIONS ON THE PREVIOUS PAGES.

SELLER AND BUYER ACKNOWLEDGE BY SIGNATURE OR PAYMENT THAT HE OR SHE HAS READ, UNDERSTANDS AND ACCEPTS THIS SUPREME HOME WARRANTY AGREEMENT INCLUDING ALL SERVICE AGREEMENT TERMS AND CONDITIONS.

Seller(s) Signature(s) X

Date

X

Date

Buyer(s) Signature(s) X

Date

X

Date

WAIVER

Applicant has reviewed the Supreme Home Warranty Agreement and hereby declines coverage. Applicant agrees to hold the real estate broker and agent harmless in the event of a significant mechanical failure which otherwise would have been covered under the Supreme Home Warranty Agreement.

Seller(s) Signature(s) X

Chad Didomenico

Date

Buyer(s) Signature(s) X

Isaiah White

Date

DocuSign ID: 42AE66C1-EEB6-423E-BA10-ECF5A365AC3A

DocuSign ID: 42AE66C1-EEB6-423E-BA10-ECF5A365AC3A

DocuSign ID: 42AE66C1-EEB6-423E-BA10-ECF5A365AC3A

9/14/2021 | 9:32 AM CDT

HOUSING TYPE (Please Check One)

- ☐ Single/Family ☐ Condo/Townhouse
☐ Duplex (2 warranties) ☐ Triplex (3 warranties)
☐ Fourplex (4 warranties) ☐ New Home Construction
☐ Manufactured Home Year Manufactured _____
☐ Foreclosed/Reposessed Home**

**See Terms and Conditions "General #9"

PLAN OPTIONS (Please Check One)

- ☐ Buyer's Premier Coverage Plan \$685
 Standard Coverage Items + Buyer Preferred Upgrade
 + Washer & Dryer Coverage + \$50 Deductible

Single Family - One Year:

- ☐ \$100 Deductible \$425
☐ \$50 Deductible \$460

Single Family - Two Year:

- ☐ \$100 Deductible \$799

Condo/Townhouse Plan - One Year:

- ☐ \$75 Deductible \$399

New Construction Plan for Buyers - Three Years:

- ☐ \$75 Deductible \$550
 Coverage begins 366 days after closing
 and continues for three years.

Multi-family Unit Plans (\$75 Deductible):

- ☐ Duplex (2 warranty agreements) \$770
☐ Triplex (3 warranty agreements) \$1,074
☐ Fourplex (4 warranty agreements) \$1,380

BUYER COVERAGE OPTIONS (Check All That Apply)

- ☐ Buyer Preferred Upgrade \$140 x _____ yrs. = \$ _____
Important: If the Buyer Preferred Upgrade has been selected and the property is a multiple family dwelling, the upgrade package must be purchased for each unit.
- ☐ Pool/Spa \$185 x _____ yrs. = \$ _____
☐ Premium
 Salt Water/Pool/Spa \$345 x _____ yrs. = \$ _____
☐ Jetted Bathtub \$125 x _____ yrs. = \$ _____
☐ Clothes Washer & Dryer \$85 x _____ yrs. = \$ _____
☐ Water Softener \$85 x _____ yrs. = \$ _____

SELLER'S COVERAGE

- ☐ Seller Preferred Upgrade \$75

Plan Cost(s) \$ _____

Option Cost(s) \$ _____

Total \$ _____

PLEASE REMIT PAYMENT TO:

AMERICA'S PREFERRED HOME WARRANTY
 PO BOX 772150 | DETROIT, MI 48277-2150

APHW0118425E - DL



NEW JERSEY REALTORS®
ADDENDUM REGARDING BUYER'S PROPERTY SALE CONTINGENCY

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This Addendum is attached to and made a part of the New Jersey Realtors® Standard Form of Real Estate Sales Contract, Form 118 (the "Contract"). If this Addendum conflicts with the Contract, then this Addendum shall control.

This Contract is contingent upon the sale of Buyer's property (or properties) located at 4 Du Mont Dr. Millville, NJ 08332
on or before 11/1/21 (date) ("Buyer's Property").

(A) IF BUYER'S PROPERTY UNDER CONTRACT:

If Buyer's Property presently is the subject of a contract of sale, Buyer agrees to provide a copy of the contract of sale to Brokers and to Seller at the time of signing of this Contract, to notify Brokers and Seller of any material change in the status of the contract of sale and, if a closing date is set, within three (3) business days of setting the date for the closing.

(B) IF BUYER'S PROPERTY NOT UNDER CONTRACT:

If Buyer's Property is not the subject of a contract of sale, Buyer represents that Buyer's Property is or will be listed for sale with a licensed real estate broker within five (5) business days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within five (5) business days after the parties agree to its terms of this Contract. A copy of the executed Listing Agreement will be provided to Brokers and Seller within three (3) business days of its execution. Buyer agrees to use best efforts to cause the property to be sold, including but not limited to listing the property at a reasonable price and on reasonable terms and submitting it to a prominent multiple listing service serving the community in which Buyer's Property is located. If Buyer enters into a contract of sale for Buyer's Property, Buyer shall provide to Brokers and Seller the contract of sale within three (3) business days of delivery of the fully executed Contract of Sale to Buyer and to notify Brokers and Seller of any material change in the status of the contract of sale and, if a closing date is set, the date of the closing within three (3) business days of when the date for closing is set. If the contract of sale for Buyer's Property is terminated for any reason that is beyond Buyer's control and through no fault of Buyer, then this Contract shall become null and void unless otherwise agreed to in writing by Buyer and Seller. If Buyer does not enter into such a contract of sale on or before _____ (date), this Contract shall be null and void unless Buyer has delivered to Brokers and Seller a written waiver of this contingency, which shall include written financial information clearly evidencing Buyer's financial ability to close this transaction, or Seller agrees, in Seller's sole discretion, in writing to extend the time period(s) set forth in this contingency.

Seller shall have the right to continue to market the Property for sale to another buyer until such time as Buyer provides a contract of sale to Brokers and Seller for the sale of Buyer's Property. If Seller receives an acceptable offer to purchase the Property prior to receiving from Buyer a contract of sale for the purchase of Buyer's Property, then Seller shall notify Buyer of the offer and Buyer will have two (2) business days to deliver to Brokers and Seller a written waiver of this contingency, which shall include written financial information clearly evidencing Buyer's financial ability to close this transaction. If such a waiver and financial information is not timely provided, then Seller, in Seller's sole discretion, may declare this Contract null and void, in which case all deposit monies shall be returned to Buyer and Seller shall have no further liability to Buyer.

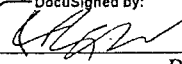
(C) IF CLOSING ON BUYER'S PROPERTY DELAYED:

If the closing on the sale of Buyer's Property has to be delayed either because a lender does not timely provide documents through no fault of Buyer or for three (3) business days because of the change of terms as required by the Consumer Financial Protection Bureau, the Closing with Seller shall be delayed to allow Buyer to close on Buyer's Property before the Closing.



WITNESS:

DocuSigned by:



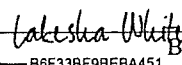
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BUYER

9/14/2021 | 10:46 AM

Date

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9/15/2021 1:42:32 AM GMT

SELLER

Date

SELLER

Date

SELLER

Date

SELLER

Date

DISCLOSURE REGARDING MOLD

It is agreed between Isaiah White Lakesha White referred to as the Buyer(s) and
Chad J Didomenico referred to as the Seller(s) that the following
amendments shall be added to the real estate sales contract made on 9/13/21 for the real property commonly
known as 970 Venenzia in the City of Vineland in the County of
Cumberland and State of New Jersey, shown on the municipal tax map as: lot 73 in block 4505.

Seller Disclosure: To the best of Sellers' actual knowledge, Sellers represent:

- A. The Property described herein ☐ has ☒ has not been previously tested for molds. If answer to (A) is
"has not" then skip (B) and (C) and go to Section 2. If answer to (A) is "has", then complete (B) and (C).
B. The molds found ☐ were ☐ were not identified as toxic molds.
C. With regard to any molds found, measures ☐ were ☐ were not taken to remove those molds.

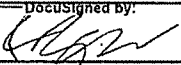
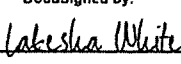
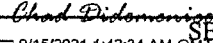
Mold Inspection: Molds, funguses, mildew and similar organisms may exist in the Property of which the Seller is
unaware and has no actual knowledge. These contaminants generally grow in places where there is excessive
moisture, such as where leakage may have occurred in roofs, pipes, walls and plant pots, or where there has been
flooding. A professional home inspection may not disclose molds. Buyers are strongly encouraged to and may wish
to obtain an inspection specifically for molds to more fully determine the condition of the Property and its
environmental status. Neither Sellers' agents nor Buyers' agents are experts in the field of mold.

Hold Harmless: Buyers make the decision to purchase the property independent of any representation of the
Agents, Brokers or Attorneys involved in the transaction regarding mold. Accordingly, Buyers agree to indemnify
and hold **Keller Williams Realty and its agent(s)** harmless in the event any mold is present on the Property.

Receipt of Copy: Sellers and Buyers have read this disclosure and by their signatures hereon acknowledge receipt
of a copy thereof.

Professional Advice: Sellers and Buyers execute this Disclosure with the understanding that they should consult
with a professional of their choice regarding any questions or concerns before its execution.

WITNESS:

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	<small>Chad Didomenico</small>	SELLER Date
		SELLER Date
		SELLER Date
		SELLER Date

ADDENDUM REGARDING INSPECTIONS

This Addendum is attached to and made part of the New Jersey REALTORS® Standard Form of Real Estate Sales Contract, Form 118 (the "Contract"). If this Amendment conflicts with the Contract or any referenced Addendum attached to the Contract; this Addendum shall control. (Note: Items with a check mark are applicable to this agreement of sale. Items without a check mark are not applicable to this agreement of sale.)

☒ **CERTIFICATE OF OCCUPANCY:** With reference to Provision 9 of the Contract, Certificate of Occupancy and Zoning Compliance, Buyer and Seller agree that the seller will pay for the Certificate of Occupancy inspection and the seller will pay up to \$50,00 total toward the cost of treatment and/or repair. Should the actual cost exceed this amount, the difference may be negotiated between the Buyer(s) and Seller(s). If neither party will pay the difference, contract may be declared null and void with all deposit monies being returned to the buyer(s).

☐ **RADON TESTING:** With reference to Item B under Provision 16 of the Contract, Inspection Contingency Clause, Buyer and Seller agree that the _____ will pay for the radon inspection and the _____ will pay up to _____ total toward the cost of treatment and/or repair of the damage. Should the actual cost exceed this amount, the difference may be negotiated between the Buyer(s) and Seller(s). If neither party will pay the difference, contract may be declared null and void with all deposit monies being returned to the buyer(s).

☒ **WOOD BORING INSECT INSPECTION:** With reference to Item C under Provision 16 of the Contract, Inspection Contingency Clause, Buyer and Seller agree that the buyers will pay for the wood boring insect inspection and the buyers will pay up to \$500.00 total toward the cost of treatment and/or repair of the damage. Should the actual cost exceed this amount, the difference may be negotiated between the Buyer(s) and Seller(s). If neither party will pay the difference, contract may be declared null and void with all deposit monies being returned to the buyer(s). Note: If the Seller can provide evidence that the property is currently under warranty or has been treated previously by a licensed Pest Control company, then Buyer agrees to accept the certification from that firm who will be the one issuing the warranty and/or certification.

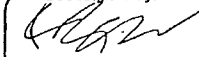
☒ **HOME INSPECTION:** With reference to Item D under Provision 16 of the Contract, Inspection Contingency Clause, Buyer and Seller agree that the Buyer will pay for a home inspection and the buyers will pay up to \$500.00 total toward the cost of repair of the damage. Should the actual cost exceed this amount, the difference may be negotiated between the Buyer(s) and Seller(s). If neither party will pay the difference, contract may be declared null and void with all deposit monies being returned to the buyer(s).

☐ **PRIVATE WELL TESTING:** With reference to New Jersey Realtors® Addendum Regarding Private Well Testing, Buyer and Seller agree that the _____ will pay for a water test and the _____ will pay up to _____ total toward the cost to cure or correct unsatisfactory conditions in the water test results in order to obtain a certification. Should the actual cost exceed this amount, the difference may be negotiated between the Buyer(s) and Seller(s). If neither party will pay the difference, contract may be declared null and void with all deposit monies being returned to the buyer(s).

☐ **PRIVATE SEWAGE DISPOSAL TESTING:** With reference to New Jersey Realtors® Addendum Regarding Private Sewage Disposal (Other Than Cesspool), Buyer and Seller agree that the _____ will pay for a septic system inspection and the _____ will pay up to _____ total toward the cost of repairs and certification. Should the actual cost exceed this amount, the difference may be negotiated between the Buyer(s) and Seller(s). If neither party will pay the difference, contract may be declared null and void with all deposit monies being returned to the buyer(s). _____ agrees to pay for system pump out at the time of inspection.

☒ **APPRAISAL REPAIRS AND/OR CERTIFICATIONS:** Should any repairs or certifications be cited on the mortgage or bank's appraisal, the buyers will agree to pay up to \$500.00 toward the cost of certifications and/or correcting said repairs. Should the actual cost exceed this amount, the difference may be negotiated between the Buyer(s) and Seller(s). If neither party will pay the difference, contract may be declared null and void with all deposit monies being returned to the buyer(s).

DocuSigned by:



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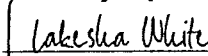
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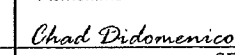
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Date



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

©2012, New Jersey Realtors®, Inc.

Property Address: 970 Venezia Ave

Vineland, NJ 08361

Seller: Chad DiDomenico

The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set forth below. The Seller is aware that he or she is under an obligation to disclose any known material defects in the Property even if not addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

If your property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

OCCUPANCY

Yes No Unknown

☒ ☐ ☐

1. Age of House, if known 18 yrs

2. Does the Seller currently occupy this property?

If not, how long has it been since Seller occupied the property? _____

3. What year did the Seller buy the property? 2014

3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the property? If "yes," please attach a copy of it to this form.

ROOF

Yes No Unknown

☒ ☐ ☒

4. Age of Roof, if known 7 yrs

5. Has roof been replaced or repaired since Seller bought the property?

6. Are you aware of any roof leaks?

7. Explain any "yes" answers that you give in this section: Roof replaced in 2015

ATTIC, BASEMENTS AND CRAWL SPACES (Complete only if applicable)

Yes No Unknown

☒ ☐ ☐
☐ ☒ ☐
☐ ☒ ☐
☐ ☒ ☐
☐ ☒ ☐
☐ ☒ ☐
☐ ☒ ☐

8. Does the property have one or more sump pumps?

8a. Are there any problems with the operation of any sump pump?

9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the property?

9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the property?

10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs:

11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: _____



51	[]	<input checked="" type="checkbox"/>		12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?
52				
53	[]	<input checked="" type="checkbox"/>		13. Is the attic or house ventilated by: <u> </u> a whole house fan? <u> </u> an attic fan?
54	[]	[]	NA	13a. Are you aware of any problems with the operation of such a fan?
55				14. In what manner is access to the attic space provided?
56		<input checked="" type="checkbox"/>		staircase <u> </u> pull down stairs <u> </u> crawl space with aid of ladder or other device
57				other <u> </u>
58				15. Explain any "yes" answers that you give in this section:
59				
60				
61				
62	TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS			
63	Yes	No	Unknown	
64	[]	<input checked="" type="checkbox"/>		16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
65	[]	<input checked="" type="checkbox"/>		17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests?
66				18. If "yes," has work been performed to repair the damage?
67	[]	<input checked="" type="checkbox"/>		19. Is your property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: <u> </u>
68	[]	<input checked="" type="checkbox"/>		
69				
70				
71	[]	<input checked="" type="checkbox"/>		20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past?
72				21. Explain any "yes" answers that you give in this section:
73				
74				
75				
76				
77	STRUCTURAL ITEMS			
78	Yes	No	Unknown	
79	[]	<input checked="" type="checkbox"/>		22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed?
80				23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
81				24. Are you aware of any fire retardant plywood used in the construction?
82	[]	<input checked="" type="checkbox"/>		25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property?
83	[]	<input checked="" type="checkbox"/>		26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
84	[]	<input checked="" type="checkbox"/>		27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem.
85	[]	<input checked="" type="checkbox"/>		
86				
87	[]	<input checked="" type="checkbox"/>		
88				
89				
90				
91				
92				
93				
94	ADDITIONS/REMODELS			
95	Yes	No	Unknown	
96	[]	<input checked="" type="checkbox"/>		28. Are you aware of any additions, structural changes or other alterations to the structures on the property made by any present or past owners?
97				29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:
98	[]	<input checked="" type="checkbox"/>	[]	
99				
100				
101				
102				
103	PLUMBING, WATER AND SEWAGE			
104	Yes	No	Unknown	
105				30. What is the source of your drinking water?
106				Public <input checked="" type="checkbox"/> Community System <u> </u> Well on Property <u> </u> Other (explain) <u> </u>
107	[]	[]	NA	31. If your drinking water source is not public, have you performed any tests on the water? If so, when? <u> </u>
108				Attach a copy of or describe the results.
109				32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any loca-
110	[]	<input checked="" type="checkbox"/>		

111				tion other than the sewer, septic, or other system that services the rest of the property?
112			<input type="checkbox"/>	33. When was well installed? _____
113			<input type="checkbox"/>	Location of well? _____
114	<input type="checkbox"/>	<input type="checkbox"/>		34. Do you have a softener, filter, or other water purification system? <input type="checkbox"/> Leased <input type="checkbox"/> Owned
115				35. What is the type of sewage system?
116				<input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> Other (explain): _____
117	<input type="checkbox"/>	<input type="checkbox"/>		36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true septic system and not a cesspool?
118				37. If Septic System, when was it installed? _____
119			<input type="checkbox"/>	Location? _____
120				38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
121			<input type="checkbox"/>	39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
122	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
123	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
124				40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
125	<input type="checkbox"/>	<input checked="" type="checkbox"/>		If "yes," explain: _____
126				
127				41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
128		<input checked="" type="checkbox"/>		42. Is either the private water or sewage system shared? If "yes," explain: _____
129	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
130	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	43. Water Heater: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Gas
131				Age of Water Heater _____
132				43a. Are you aware of any problems with the water heater?
133				44. Explain any "yes" answers that you give in this section: _____
134	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
135	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
136				
137				
138				
139				
140	HEATING AND AIR CONDITIONING			
141	Yes	No	Unknown	
142				45. Type of Air Conditioning:
143				<input type="checkbox"/> Central one zone <input checked="" type="checkbox"/> Central multiple zone <input type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None
144				46. List any areas of the house that are not air conditioned: _____
145				
146			<input checked="" type="checkbox"/>	47. What is the age of Air Conditioning System? _____
147				48. Type of heat: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Unheated <input type="checkbox"/> Other
148				49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) <u>forced air</u>
149				50. If it is a centralized heating system, is it one zone or multiple zones?
150				<u>multiple</u>
151			<input checked="" type="checkbox"/>	51. Age of furnace _____ Date of last service: _____
152				52. List any areas of the house that are not heated: _____
153				
154				
155	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?
156				54. If tank is not in use, do you have a closure certificate?
157	<input type="checkbox"/>	<input type="checkbox"/>		55. Are you aware of any problems with any items in this section? If "yes," explain: _____
158	<input type="checkbox"/>	<input type="checkbox"/>		
159				
160				
161	WOODBURNING STOVE OR FIREPLACE			
162	Yes	No	Unknown	
163	<input checked="" type="checkbox"/>	<input type="checkbox"/>		56. Do you have <input type="checkbox"/> wood burning stove? <input type="checkbox"/> fireplace? <input checked="" type="checkbox"/> insert? <input type="checkbox"/> other
164	<input checked="" type="checkbox"/>	<input type="checkbox"/>		56a. Is it presently usable? _____
165	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	57. If you have a fireplace, when was the flue last cleaned? _____
166	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	57a. Was the flue cleaned by a professional or non-professional? _____
167	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	58. Have you obtained any required permits for any such item?
168	<input type="checkbox"/>	<input checked="" type="checkbox"/>		59. Are you aware of any problems with any of these items? If "yes," please explain: _____
169				
170				

ELECTRICAL SYSTEM

Yes No Unknown

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174

175 ☒ ☐ ☐176 ☐ ☒ ☐

177

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179

180 ☐ ☒ ☐181 ☐ ☒ ☐

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LAND (SOILS, DRAINAGE AND BOUNDARIES)

Yes No Unknown

187 ☐ ☒ ☐188 ☐ ☒ ☐189 ☐ ☒ ☐190 ☐ ☒ ☐191 ☐ ☒ ☐192 ☐ ☒ ☐193 ☐ ☒ ☐

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195 ☐ ☒ ☐196 ☐ ☒ ☐

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200 ☐ ☒ ☐

201

202

203

204

205 ☒ ☐ ☐

206

ENVIRONMENTAL HAZARDS

Yes No Unknown

207

208 ☐ ☒ ☐209 ☐ ☒ ☐

210

211 ☐ ☒ ☐

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60. What type of wiring is in this structure? ☐ Copper ☐ Aluminum ☒ Other ☒ Unknown61. What amp service does the property have? ☐ 60 ☐ 100 ☐ 150 ☐ 200 ☒ Other ☒ Unknown62. Does it have 240 volt service? Which are present ☒ Circuit Breakers, ☐ Fuses or ☐ Both?

63. Are you aware of any additions to the original service?

If "yes," were the additions done by a licensed electrician? Name and address:

64. If "yes," were proper building permits and approvals obtained?

65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?

66. Explain any "yes" answers you give in this section:

67. Are you aware of any fill or expansive soil on the property?

68. Are you aware of any past or present mining operations in the area in which the property is located?

69. Is the property located in a flood hazard zone?

70. Are you aware of any drainage or flood problems affecting the property?

71. Are there any areas on the property which are designated as protected wetlands?

72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?

73. Are there any water retention basins on the property or the adjacent properties?

74. Are you aware if any part of the property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:

75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?

76. Explain any "yes" answers to the preceding questions in this section:

77. Do you have a survey of the property?

78. Have you received any written notification from any public agency or private concern informing you that the property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.

78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this property? If "yes," explain:

79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain:

80. Are you aware if any underground storage tank has been tested?
(Attach a copy of each test report or closure certificate if available).81. Are you aware if the property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
(Attach copy of each test report if available).

82. If "yes" to any of the above, explain:

231	[]	[]		82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
232				
233				
234	[]	<input checked="" type="checkbox"/>	[]	83. Is the property in a designated Airport Safety Zone?
235				
236	DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS			
237	Yes	No	Unknown	
238	[]	<input checked="" type="checkbox"/>		84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?
239				
240				
241				
242	[]	<input checked="" type="checkbox"/>		85. Is the property part of a condominium or other common interest ownership plan?
243	[]	<input checked="" type="checkbox"/>		85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership?
244				
245	[]	<input checked="" type="checkbox"/>		86. As the owner of the property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners?
246				
247	[]	<input checked="" type="checkbox"/>		86a. If so, what is the Association's name and telephone number?
248				
249	[]	<input checked="" type="checkbox"/>	[]	86b. If so, are there any dues or assessments involved?
250				If "yes," how much?
251	[]	<input checked="" type="checkbox"/>		87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
252				
253	[]	<input checked="" type="checkbox"/>		88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
254	[]	<input checked="" type="checkbox"/>	[]	89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?
255				
256				90. Explain any "yes" answers you give in this section:
257				
258				
259				
260	MISCELLANEOUS			
261	Yes	No	Unknown	
262	[]	<input checked="" type="checkbox"/>		91. Are you aware of any existing or threatened legal action affecting the property or any condominium or homeowners association to which you, as an owner, belong?
263				
264	[]	<input checked="" type="checkbox"/>		92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
265				
266	[]	<input checked="" type="checkbox"/>		93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws.
267				
268				
269				
270				
271	[]	<input checked="" type="checkbox"/>		94. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?
272				
273				
274	[]	<input checked="" type="checkbox"/>	[]	95. Are there mortgages, encumbrances or liens on this property?
275	[]	<input checked="" type="checkbox"/>		95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
276				
277	[]	<input checked="" type="checkbox"/>		96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain:
278				
279				
280				
281				
282	[]	<input checked="" type="checkbox"/>		97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this property, such as garbage collection fees?
283				
284				
285				
286				98. Explain any other "yes" answers you give in this section:
287				
288				
289				
290				

RADON GAS Instructions to Owners

By law (N.J.S.A. 26:2D-73), a property owner who has had his or her property tested or treated for radon gas may require that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

Yes ☒ No ☐

☒ [] CD
(Initials) (Initials)

If you responded "yes," answer the following questions. If you responded "no," proceed to the next section.

Yes ☐ No ☒ Unknown ☐

99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)

100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)

101. Is radon remediation equipment now present in the property?

101a. If "yes," is such equipment in good working order?

MAJOR APPLIANCES AND OTHER ITEMS

The terms of any final contract executed by the Seller shall be controlling as to what appliances or other items, if any, shall be included in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not applicable.")

Yes ☒ No ☐ Unknown ☐ NA ☐

102. Electric Garage Door Opener ☒ [] [] []

102a. If "yes," are they reversible? Number of Transmitters 1

103. Smoke Detectors

☐ Battery ☐ Electric ☒ Both How many 7

☐ Carbon Monoxide Detectors How many 7

☐ Location Bedrooms, hallways

104. With regard to the above items, are you aware that any item is not in working order?

104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem:

105. ☐ In-ground pool ☐ Above-ground pool ☐ Pool Heater ☐ Spa/Hot Tub

105a. Were proper permits and approvals obtained?

105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?

105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)

☒ Refrigerator

☒ Range

☒ Microwave Oven

☒ Dishwasher

☒ Trash Compactor

☒ Garbage Disposal

☒ In-Ground Sprinkler System

☒ Central Vacuum System

☒ Security System

☒ Washer

☒ Dryer

☒ Intercom

☒ Other

107. Of those that may be included, is each in working order?

If "no," identify each item not in working order, explain the nature of the problem:

SOLAR PANEL SYSTEMS

By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

Yes No Unknown

[] [] []

108. When was the Solar Panel System Installed? _____

[] []

109. Are SRECs available from the Solar Panel System?

[] [] []

109a. If SRECs are available, when will the SRECs expire? _____

[] []

110. Is there any storage capacity on your Property for the Solar Panel System?

[] []

111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____

[]

112. Choose one of the following three options:

112a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A below.

[]

112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.

[]

112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA

[]

113. What is the current periodic payment amount? \$ _____

[]

114. What is the frequency of the periodic payments (check one)? [] Monthly [] Quarterly

[]

115. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")

[] []

116. Is there a balloon payment that will become due on or before the PPA Expiration Date?

[]

117. If there is a balloon payment, what is the amount? \$ _____

[]

118. Choose one of the following three options:

[]

118a. Buyer will assume my/our obligations under the PPA at Closing.

[]

118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so the Solar Panel System can be included in the sale free and clear.

[]

118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing.

SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE

[]

119. What is the current periodic lease payment amount? \$ _____

[]

120. What is the frequency of the periodic lease payments (check one)? [] Monthly [] Quarterly

[]

121. What is the expiration date of the lease? _____

[]

122. Choose one of the following two options:

[]

122a. Buyer will assume our obligations under the lease at Closing.

122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.

ACKNOWLEDGMENT OF SELLER

The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

SELLER

DATE

9/8/2021

SELLER

DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE

(If applicable) The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure Statement.

DATE

DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of the property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home inspector.

DocuSigned by:

9/14/2021 | 10:46 AM EDT

PROSPECTIVE BUYER

DATE

DocuSigned by:

9/14/2021 | 9:32 AM CDT

PROSPECTIVE BUYER

DATE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement form and that the information contained in the form was provided by the Seller.

The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the property with reasonable diligence to ascertain the accuracy of the information disclosed by the seller, prior to providing a copy of the property disclosure statement to the buyer.

The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement form for the purpose of providing it to the Prospective Buyer.

SELLER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON:

DATE

9/13/21

PROSPECTIVE BUYER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON:

DATE

